

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: June 26, 2014

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner
Scott Kozak, Commissioner
April Goshe, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

Chairperson O'Donnell called the meeting to order at 7:04 p.m.

Roll call noted the following: Karen Plummer, present; Scott Kozak, present; Chris Geissler, absent; April Goshe, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

#

Old Business

ARC 13-22: 233 W. Lake Street – Final Details

Owner: Jeffrey and Cassandra Barron
233 W. Lake Street
Barrington, Illinois 60010

Architect: Sarah Petersen
523 South Cook Street
Barrington, IL 60010

On February 13, 2014, the ARC approved a Certificate of Appropriateness for 233 W. Lake Street for a large rear addition, new front dormer and new front porch. The project is currently under construction.

The Petitioner is requesting four modifications to the originally approved window and door configurations.

1. South Elevation, 1st Floor: replaced double doors with double window;
2. East Elevation, 1st Floor: replace double hung window with smaller square window;
3. East Elevation, 2nd Floor: replace double hung window with smaller square window;
4. North Elevation, 1st Floor: add sidelights to front door.

Ms. Sarah Petersen, architect for the Barrons, said after looking at the elevations and the use of their spaces, they decided they would like to alter four of the window openings that were approved previously.

Chairperson O'Donnell said he is fine with the changes.

Vice-Chairperson Coath said he did not like the sidelights because they were unexpected.

Ms. Petersen said it is becoming more of a modernized farm house. They want more light in the hallway.

Vice-Chairperson Coath said there is a way to take the sidelights into context, possibly having a panel below.

The Barrons will submit the sidelight detail to Staff after they choose one.

The Commission was fine with the changes.

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New Business

Awning Review Referred from Zoning Official – 200 E. Main Street

The Zoning Official has referred review of the proposed awning to the ARC for consideration.

Ms. Tennant said the Zoning Ordinance requires shed style awnings. It prohibits bubble awnings. The awning in question is a different shape so it falls into a grey area. The business owner wants awnings, so they have agreed to come before the Commission.

Commissioner Kozak asked what the other tenants are using.

Ms. Tennant said the building is different. There are awnings in the area but those buildings are more conducive to them.

Commissioner Goshe said she thinks visually it squashes the entry. It should be more inviting.

Chairperson O'Donnell said it is not really an awning, more of a sign or sail.

Ms. Tennant said it is an older building that is a challenge. They need to consider each on a case-by-case basis. It depends on the architecture of the building. Each situation is unique.

The business owner said that a regular awning will not work. They do not want to cover up the arched windows.

Commissioner Plummer said it looks like it is the only solution they have.

There was a voice vote. The Commission okayed the awning.

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ARC14-05: 142 W. Lake Street – Public Hearing

Owner: Stephanie Slatkin
142 W. Lake Street
Barrington, IL 60010

Architect: Delta Renovations, Inc.
422 N. Hough Street
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to repair and reconstruct portions of the existing front and side porches. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District. The current use of the property is residential and the parcel is approximately 9,042 sq. ft.

Stephanie Slatkin, 142 W. Lake Street, owner of the property, said they want to take out the rotted wood on the front and side porches. The side railings have rotted and they will need to replace the posts to bring it up to code.

Ms. Tennant said they will match the existing skirting that is behind the lattice.

Vice-Chairperson Coath said he is not sure about why they will lose the turnings.

Ms. Slatkin said she thinks they have to replace the posts in order to get the railings up to code.

Ms. Tennant said that the rails are 26 inches and when they are replaced they have to be 36 inches.

Vice-Chairperson Coath asked if there is a way to comply without losing the historic material, perhaps have the rail join the post in a believable manner.

Commissioner Plummer asked if they are replacing the turned posts with square posts. She asked if the posts were rotting at the bottom. They can cut the posts if they are not rotten.

Ms. Tennant said that if they are rebuilding, it will need to be up to code.

Commissioner Kozak said that on the front porch, the railing does not have to be 36 inches.

Ms. Tennant said that if they have a railing, it has to meet code.

Commissioner Kozak asked can they not put a railing in and just leave the posts.

Ms. Tennant said that is an option.

Vice-Chairperson Coath said it will look nice with the original skirting.

The Commission would like to see them save the turned posts.

Chairperson O'Donnell said if they want to do the rail, they will have to figure out how to attach it at 36 inches.

Ms. Tennant said they do not have to have a rail on the front, but they do on the side porch.

Commissioner Kozak asked for a final detail on how they will attach the rail.

A motion was made by Commissioner Plummer and seconded by Commissioner Kozak to approve ARC 14-05 a Certificate of Appropriateness to repair and reconstruct portions of the existing front and side porches, retaining the turned posts and bring back the details on how they will attach the railing to the posts.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5 - 0. The motion carried.

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ARC 14-06: 309 S. Grove Avenue – Public Hearing

Owner: Mark and Mary Beth Bowman
309 S. Grove Avenue
Barrington, IL 60010

Architect: SA Petersen Architects, Ltd.
93 S. Carriage Rd.
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to construct two dormers, one on the south elevation and one on the north elevation. The property is zoned R-6 Single-Family. The current use of the property is residential and the parcel is approximately 8,712 sq. ft.

Ms. Sarah Petersen, architect for the Bowmans, said they currently have one dormer on the west elevation. They want to improve the stairway to the attic so that it no longer goes through their son's bedroom. In order to have the proper clearance, they need to add a dormer on the north side of the house and balance it by adding a dormer to the south side.

The Commission is fine with it.

Chairperson O'Donnell asked the public for comment. There was none.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 14-06 a Certificate of Appropriateness to construct two dormers, one on the south elevation and one on the north elevation.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5 - 0. The motion carried.

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ARC 14-07: 218 Coolidge – Preliminary Review

Owner: Jack & Betty Arnold
218 Coolidge Avenue
Barrington, IL 60010

Architect: Mark Swanson
536 Summit Street
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The Petitioner is proposing to construct a large one-story rear addition to the existing noncontributing structure. The petitioner is also proposing

to demolish the existing detached garage and reconstruct a new two-car detached garage. The property is zoned R-6 Single-Family. The current use of the property is residential and the parcel is approximately 7,392 sq. ft.

Mark Swanson, architect for Jack and Betty Arnold, said that they are in the process of purchasing the house. It is a non-contributing, 50's style ranch house. The addition will be on the rear of the house and will be all one level. They will take down single car garage and make it a two-car garage. They want to use wood siding rather than brick. They will probably paint the brick. They are replacing all of the windows. The house is simple and will keep the same look.

Ms. Tennant said in the design guidelines, there are some color brightness paint restrictions.

Commissioner Goshe asked if they will do horizontal mullions on all of the windows.

Mr. Swanson answered yes, and there is a screened porch in the back.

Commissioner Kozak said he likes it.

Commissioner Plummer likes that they will have two windows rather than the corner picture window. It will help with the balance.

Vice-Chairperson Coath is fine with it. He asked if the new windows were to be casement.

Mr. Swanson answered yes and asked if they can they do clad windows.

Chairperson O'Donnell answered yes but they cannot use aluminum or vinyl.

Mr. Swanson said they were leaning toward wood siding and will use a k-style gutter. They will be back on July 22nd for approval.

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Approval of Minutes

May 8, 2014

Commissioner Plummer made a motion to approve the May 8, 2014 meeting minutes, as amended, Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

May 22, 2014

Commissioner Kozak made a motion to approve the May 22, 2014 meeting minutes, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

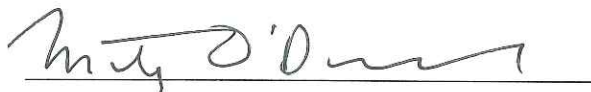
Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Vice-Chairperson Coath to adjourn the meeting at 8:00 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary

A handwritten signature in dark ink, appearing to read "Marty O'Donnell", written over a horizontal line.

Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date: July 24, 2014